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**CERTIFICATE  
FOR  
RECORDATION OF DEDICATORY INSTRUMENT  
OF  
THE DOMINION AT PANTHER CREEK  
HOMEOWNERS' ASSOCIATION, INC.  
[Promulgated Rules]**

STATE OF TEXAS                   §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF COLLIN           §

**WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instrument relates is located."; and**

**WHEREAS, The Dominion at Panther Creek Homeowners' Association, Inc, a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Collin County, Texas, the attached instrument; and**

**WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and**

**WHEREAS, the Declaration of Covenants, Conditions and Restrictions for The Dominion at Panther Creek, dated effective as of September 18, 2003, and recorded as Document No. 2003-0226710 in Volume 5547, Page 973 *et seq.*, Real Property Records of Collin County, Texas, as same has been amended and supplemented (the "Declaration") subjected to the scheme of development therein certain land described in Exhibit "A" thereto located in Collin County, Texas;**

**NOW, THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.**

*[Signature page follows.]*

EXECUTED this 1<sup>st</sup> day of December, 2011.

THE DOMINION AT PANTHER CREEK  
HOMEOWNERS' ASSOCIATION, INC.,  
a Texas non-profit corporation

By: Charles W. Spencer  
Charles W. Spencer,  
Authorized Representative

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on the 1<sup>st</sup> day of December, 2011, by Charles W. Spencer, authorized representative of The Dominion at Panther Creek Homeowners' Association, Inc, a Texas nonprofit corporation, on behalf of said corporation.



Carol J. Spencer  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

*Charles W. Spencer*  
7920 Belt Line Road  
Suite 935  
Dallas, TX 75254

# ~~DOMINION~~ *at Panther Creek*

## **Promulgated Rules**

These promulgated rules are in support of existing items in the governing documents within The Dominion at Panther Creek Declaration of Covenants, Conditions, and Restrictions (CC&R's). Any item listed in this document with a (Article #) notation references a rule as defined in the previously listed CC&R. Please refer to the original CC&R documentation in addition to the following when maintaining, changing, or upgrading your residence. This list of promulgated rules is meant to be in addition to, not in replacement of, the current CC&R's.

### **Fences (Article VIII, XII)**

- An accurate fencing plan locating all proposed fences is required to be submitted and approved by the ACC prior to commencing any fence work.
- On all new fences, posts are to be galvanized steel only.
- On all new fences, fencing shall be stained on both sides, not painted, in a color that is approved in writing by the ACC within 60 days of completion. Painting the fence or leaving it unstained/treated is prohibited.
- All fences must be maintained in a neat and attractive manner at all times. All damaged, rotting, or missing portions of fence shall be replaced with comparable materials to the remaining portion of the fence.
- Fences shall not be externally braced in lieu of replacing or repairing posts, columns, pickets/boards or other structural members.
- Picket and board replacements on stained fences must be stained within 60 days of the repair in a color that is as closely matched to the existing stain as possible.

### **Flags**

- Please refer to The Dominion at Panther Creek Homeowners' Association, Inc. Guidelines for Display of Flags.

### **Garbage (Article XVI)**

- For homes that have front or side facing driveways, the polycarts must not be visible from the street.

### **Maintenance (Article XII)**

- All owners shall be required to maintain their lot and the improvements thereon in a well maintained, safe, clean, and attractive condition at all times.

# **DOMINION**

## ***at Panther Creek***

### **Recreational Equipment (Article VI, Article XII)**

- Play/recreational equipment must be located in the back/fenced yard.
- Awnings, coverings, or banners of play equipment must be maintained in a neat and attractive condition; worn awnings, coverings or banners must be replaced immediately.
- Awnings, coverings, or banners should be in muted browns or forest green; no primary colors if visible over the fence from the front of the dwelling.
- Basketball goals must be stored in an upright position. They should not be stored on a street, sidewalk, or any other public right-of-way.
- All children's play equipment should be stored out of sight when not in use.

### **Storage Buildings (Article VI)**

- Storage buildings must be permanent in nature. No plastic or resin type buildings shall be permitted.
- Storage buildings may be placed in the backyard provided that they are not visible from any street, alley, or green area. If this proves not to be possible, proper documentation which may include a home survey and/or pictures of the proposed location for the storage building must be submitted showing that there are no alternative locations for placement.
- Storage buildings must not exceed 8' in height.
- Storage buildings that have shingles must match that of the same type and color as the main dwelling.
- The color of the storage building must match the main dwelling.
- Only one storage building per lot.
- Storage buildings must be properly maintained.
- An ACC application and approval is required prior to installing storage buildings.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/06/2011 10:17:46 AM  
\$32.00 CLUNA  
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*Stacey Kemp*